



**51 Sheppeys**  
Haywards Heath, RH16 4NP



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£475,000

This exceptionally well presented extended semi detached house is located in a much favoured established location within easy reach of the town centre. The bright and thoughtfully remodelled accommodation has the benefit of gas heating and double glazing and incorporates 3 bedrooms, bathroom, a fine sitting room, a superb comprehensively fitted kitchen/dining room complete with most appliances, a useful utility room and a splendid double glazed family/garden room. There is a block paved private drive offering parking for 2 vehicles and the delightful rear garden is arranged as a good size block paved sun terrace and level lawn with timber shed.

Situated in this favoured location just a short walk to a local doctor's surgery, chemist and Ashenground Woods. Also close at hand is Victoria Park with its tennis courts, the town centre with its wide range of shops including The Broadway with its array of restaurants. There are several well regarded schools in the locality catering for all age groups and the town also offers a modern leisure complex, a Waitrose and Sainsbury's superstore and a mainline station providing a fast and frequent service to central London





(Victoria/London Bridge 42-45 minutes). The A23 lies just over 5 miles to the west providing a direct route to the motorway network, Gatwick Airport is just over 14 miles to the north and the cosmopolitan city of Brighton and the coast are a similar distance to the south, whilst the South Down National Park and Ashdown Forest are both within an easy drive offering beautiful natural venues for countryside walking.

## GROUND FLOOR

**Porch** Double glazed front door and side screen to:

**Hall** Karndeane wood effect flooring. Stairs to first floor.

**Sitting Room** 13'1" x 13' (4.00m x 3.98m) Understairs cupboard. TV aerial point. Fitted display shelving. Double glazed window. Radiator. Ceiling downlighters.

**Superb Kitchen and Dining Room** 22'11" x 9' (6.99m x 2.74m) *widening to 13'7" (4.15m)* Comprehensively fitted with an attractive range of units complete with Bosch appliances with marble effect laminate work surfaces and upstands comprising inset stainless steel sink with mixer tap, extensive L shaped work surface, cupboards, drawers, shelving and integrated **dishwasher** beneath. Built-in Bosch **electric double oven**, brushed steel **4 ring gas hob**, glass splashback and brushed steel extractor hood over. Range of wall cupboards. Recess for American style fridge/freezer with cupboard over. Wall unit with built-in Bosch **microwave**. Matching worktop, cupboards and drawers under. Shelved wall unit flanked by glazed cupboards. Worktop lighting. 2 double glazed sky light velux windows, further double glazed window. Karndeane wood effect flooring. Double glazed doors to:

**Double Glazed Family/Garden Room** 10'5" x 9'11" (3.20m x 3.04m) 3 double glazed velux skylight window. Radiator. Karndeane wood effect flooring. Double glazed windows and casement doors to rear garden.

**Utility Room** Inset stainless steel sink with mixer tap, L shaped worktop, cupboards beneath. Plumbing for washing machine. Wall cupboards, one housing Alpha gas combination boiler. Double glazed window. Karndeane wood effect flooring.

## FIRST FLOOR

**Landing** Hatch with pull down ladder to loft space. Double glazed window.

**Bedroom 1** 13' x 9'11" (3.98m x 3.03m) Built-in double wardrobe. Double glazed window. Radiator. Ceiling downlighters.

**Bedroom 2** 10'6" x 8'11" (3.21m x 2.73m) Double glazed window. Radiator. Ceiling downlighters.

**Bedroom 3** 9'10" x 7' (3.01m x 2.14m) Fitted desk unit with drawer and shelving beneath. Plinth over stairwell. Double glazed window. Radiator. Ceiling downlighters.

**Bathroom** White suite comprising P shaped bath with wall mounted mixer tap, independent shower over with curved glazed screen, inset basin with single lever mixer tap, cupboard beneath, low level with concealed cistern, shelf over. Illuminated wall cupboard with mirror door. Heated chromium ladder towel warmer/radiator. Double glazed window. Ceiling downlighters. Wood effect Amtico flooring.

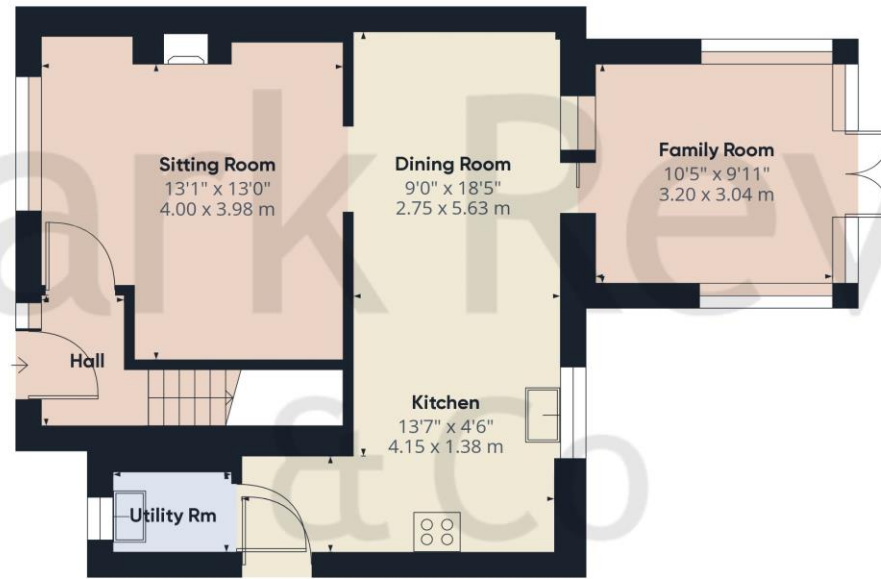
## OUTSIDE

**Private Drive** Block paved. Offering parking for 2 vehicles.

**Front Garden** Neatly laid to lawn.

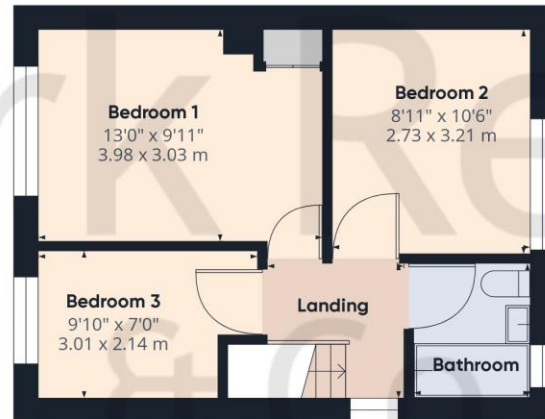
**Attractive Rear Garden** Arranged with an L shaped block paved sun terrace, level lawn, raised brick flower planter. **Timber shed**. The garden is fully enclosed by timber fencing.



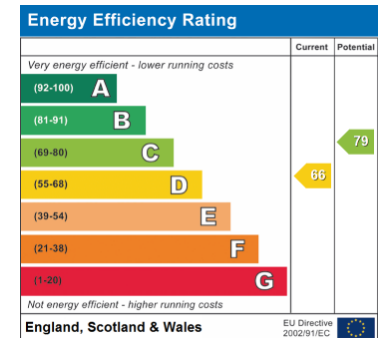


Ground Floor

Approximate total area<sup>(1)</sup>  
 955.47 ft<sup>2</sup>  
 88.77 m<sup>2</sup>



Floor 1



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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